

2012 Clark County Property Tax Report with Comparison to 2011

Legislative Services Agency

August 2012



This report describes property tax changes in Clark County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Clark County the average tax bill for all taxpayers increased 4.2%. This tax bill rise was the result of a large 8.2% increase in the tax levy of all local government units. Certified net assessed value fell 2.9%. Homestead, other residential, and business assessments fell, which may have been a legacy of the recession. An increase in levies and a fall in net assessments caused tax rates to rise in all Clark County tax districts. This resulted in a 2.8% increase in tax cap credits as a percentage of the levy.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	4.2%	\$98,203,916	\$3,895,793,168	7.5%
Change		8.2%	-2.9%	2.8%
2011	5.5%	\$90,725,738	\$4,011,762,192	4.7%

Homestead Property Taxes

Homestead property taxes increased 2.4% on average in Clark County in 2012. Tax rates in all Clark County tax districts increased. The county average tax rate rose by 11.5%. The percentage of Clark County homesteads at their tax caps increased by a large amount, from 12.7% in 2011 to 21.1% in 2012. The caps held the homestead tax bill increase below the tax rate hike.

Comparable Homestead Property Tax Changes in Clark County

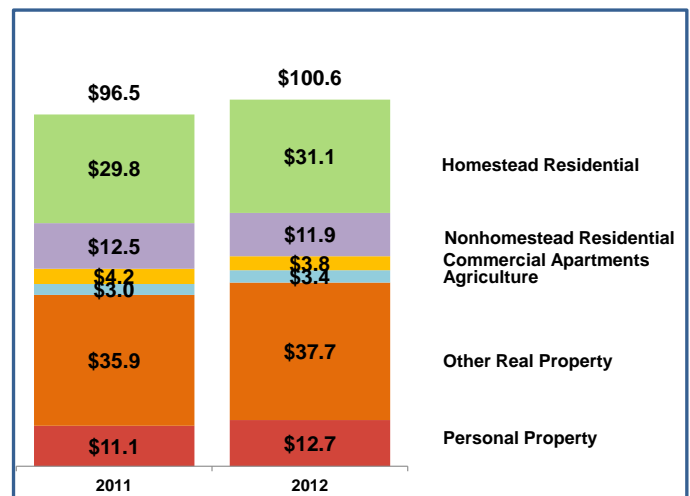
	2011 to 2012	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	19,467	64.9%
No Change	1,802	6.0%
Lower Tax Bill	8,739	29.1%
Average Change in Tax Bill	2.4%	
Detailed Change in Tax Bill		
20% or More	1,200	4.0%
10% to 19%	5,931	19.8%
1% to 9%	12,336	41.1%
0%	1,802	6.0%
-1% to -9%	4,921	16.4%
-10% to -19%	3,019	10.1%
-20% or More	799	2.7%
Total	30,008	100.0%

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

The largest part of Clark County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and equipment (personal property), and by homeowners. Net tax bills for all taxpayers increased 4.2% in Clark in 2012. Net taxes were much higher for agricultural property and personal property owners. They also increased for homesteads and other real property. Net taxes decreased for commercial apartments and nonhomestead residential property.

Comparison of Net Property Tax by Property Type (In Millions)



Tax Rates, Levies, and Assessed Values

Property tax rates increased in all Clark County tax districts in 2012. The average tax rate rose by 11.5%, because of a large levy increase and a decrease in net assessed value.

Levies in Clark County increased by 8.2%. The largest levy increases were in the city of Jeffersonville general fund, the county unit's obligation loan and general funds, and the Greater Clark County School Corporation's debt service and transportation funds. Clarksville Community School Corporation had decreases in its capital projects, bus replacement, and transportation funds.

Clark County's total net assessed value decreased 2.6% in 2012. Homestead, other residential, and business real and personal assessments all decreased. This decline may be a lingering effect of the Great Recession. Agricultural net assessments rose 5.2%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	\$4,165,193,525	\$4,135,458,688	-0.7%	\$1,761,818,379	\$1,725,223,049	-2.1%
Other Residential	811,067,717	771,507,505	-4.9%	809,045,031	769,033,524	-4.9%
Ag Business/Land	205,813,040	217,247,859	5.6%	205,531,223	216,209,578	5.2%
Business Real/Personal	2,360,354,616	2,300,554,607	-2.5%	1,984,413,970	1,924,360,222	-3.0%
Total	\$7,542,428,898	\$7,424,768,659	-1.6%	\$4,760,808,603	\$4,634,826,373	-2.6%

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Clark County were \$8.9 million, or 7.5% of the levy. This was less than the state average percentage of the levy of 9.2%, but more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Clark County's tax rates were higher than the state average and state median. Clark County's local homestead credit and property tax replacement credit reduced their total tax cap credits.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the city of Jeffersonville, the Jeffersonville Library, and Jeffersonville Flood Control District, where district tax rates topped \$3 per \$100 assessed value. The largest dollar losses were in the city of Jeffersonville, Greater Clark County Schools, and the county unit.

Tax Cap Credits by Category

Tax cap credits increased in Clark County in 2012 by \$3.7 million, or 73.6%. The percentage of the levy lost to credits rose by 2.8%. There were no major changes in state policy to affect tax cap credits in 2012. Clark County credits increased because of the large increase in district tax rates.

Tax Cap Category	2011	2012	Difference	% Change
1%	\$1,232,277	\$2,556,857	\$1,324,581	107.5%
2%	3,699,902	5,675,491	1,975,589	53.4%
3%	0	454,010	454,010	--
Elderly	195,300	212,418	17,119	8.8%
Total	\$5,127,478	\$8,898,775	\$3,771,298	73.6%
% of Levy	4.7%	7.5%		2.8%

Clark County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
	2008	2009	2010	2011	2012	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
<i>County Total</i>	<i>118,137,275</i>	<i>75,997,137</i>	<i>84,046,245</i>	<i>90,725,738</i>	<i>98,203,916</i>	-35.7%	10.6%	7.9%	8.2%
State Unit	116,046	0	0	0	0	-100.0%			
Clark County	11,860,909	7,879,815	8,922,352	11,746,440	13,923,565	-33.6%	13.2%	31.7%	18.5%
Bethlehem Township	5,026	5,002	4,977	4,921	4,907	-0.5%	-0.5%	-1.1%	-0.3%
Carr Township	20,624	32,861	32,627	32,513	32,329	59.3%	-0.7%	-0.3%	-0.6%
Charlestown Township	128,345	119,461	133,326	134,376	136,154	-6.9%	11.6%	0.8%	1.3%
Jeffersonville Township	651,929	519,669	610,565	439,444	436,352	-20.3%	17.5%	-28.0%	-0.7%
Monroe Township	45,043	48,692	51,350	51,093	43,383	8.1%	5.5%	-0.5%	-15.1%
Oregon Township	18,903	15,420	4,108	13,218	13,621	-18.4%	-73.4%	221.8%	3.0%
Owen Township	14,915	15,878	16,746	16,940	17,605	6.5%	5.5%	1.2%	3.9%
Silver Creek Township	107,871	103,029	115,258	116,227	106,991	-4.5%	11.9%	0.8%	-7.9%
Union Township	12,826	14,898	15,435	15,789	16,348	16.2%	3.6%	2.3%	3.5%
Utica Township	36,251	39,009	40,627	40,238	40,033	7.6%	4.1%	-1.0%	-0.5%
Washington Township	15,872	15,806	15,775	15,661	15,650	-0.4%	-0.2%	-0.7%	-0.1%
Wood Township	73,504	72,866	73,047	61,078	64,251	-0.9%	0.2%	-16.4%	5.2%
Jeffersonville Civil City	12,056,327	14,848,066	16,337,155	20,107,200	22,823,445	23.2%	10.0%	23.1%	13.5%
Charlestown Civil City	2,060,317	1,637,460	1,710,564	1,801,957	1,956,312	-20.5%	4.5%	5.3%	8.6%
Clarksville Civil Town	8,920,800	9,259,758	9,614,798	9,869,568	10,232,550	3.8%	3.8%	2.6%	3.7%
Borden Civil Town	128,218	136,428	119,001	136,143	141,067	6.4%	-12.8%	14.4%	3.6%
Sellersburg Civil Town	1,360,569	1,449,044	1,531,177	1,569,926	1,585,308	6.5%	5.7%	2.5%	1.0%
Utica Civil Town	57,698	59,616	63,082	64,697	77,820	3.3%	5.8%	2.6%	20.3%
West Clark Community School Corp	17,463,960	9,183,239	10,025,934	11,007,787	11,322,711	-47.4%	9.2%	9.8%	2.9%
Clarksville Community School Corp	7,480,449	4,925,175	5,403,531	4,441,683	4,245,434	-34.2%	9.7%	-17.8%	-4.4%
Greater Clark County School Corp	49,745,127	20,412,140	23,738,723	23,484,239	25,260,076	-59.0%	16.3%	-1.1%	7.6%
Jeffersonville Township Public Library	1,642,220	1,664,163	1,584,639	1,810,305	1,861,901	1.3%	-4.8%	14.2%	2.9%
Charlestown-Clark County Contractual Library	860,381	910,840	965,723	993,129	1,037,796	5.9%	6.0%	2.8%	4.5%
Jeffersonville Flood Control	915,651	857,565	960,551	836,464	812,079	-6.3%	12.0%	-12.9%	-2.9%
Charlestown Fire	379,730	364,250	378,822	384,383	393,711	-4.1%	4.0%	1.5%	2.4%
Tri-Township Fire Protection District	789,610	1,001,350	1,047,460	1,009,016	1,125,267	26.8%	4.6%	-3.7%	11.5%
Monroe Township Fire Protection	155,915	187,155	225,706	214,500	212,057	20.0%	20.6%	-5.0%	-1.1%
Utica Township Fire District	187,341	79,987	156,256	155,978	110,045	-57.3%	95.4%	-0.2%	-29.4%
New Washington Fire Protection District	131,997	138,495	146,930	150,825	155,148	4.9%	6.1%	2.7%	2.9%
Clark County Solid Waste Management Dist	0	0	0	0	0				
Clark County Redevelopment Commission	0	0	0	0	0				
Clarksville Redevelopment Commission	241,441	0	0	0	0	-100.0%			
Jeffersonville Redevelopment Commission	451,460	0	0	0	0	-100.0%			

Clark County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates					Net Tax Rate, Homesteads
				COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
10003	Charlestown Twp	1.5698	3.8034%	--	3.2392%	--	--	--	1.4592
10004	Charlestown City	2.5726	3.8034%	--	9.3461%	--	--	--	2.2343
10005	Jeffersonville Twp-OFW	1.6145	3.8034%	--	100.0000%	--	--	--	0.0000
10006	Jeffersonville Twp-IFW	1.7242	3.8034%	--	--	--	--	--	1.6586
10007	Jeff Twp-Clark Park-OFW	1.7460	3.8034%	--	56.6527%	--	--	--	0.6904
10008	Jeff Twp-Clark Park-IFW	1.8557	3.8034%	--	0.1003%	--	--	--	1.7833
10009	Jeffersonville City-OFW	3.1537	3.8034%	--	6.8205%	--	--	--	2.8187
10010	Jeffersonville City-IFW	3.2634	3.8034%	--	29.1343%	--	--	--	2.1885
10011	Clarksville Town-OFW	2.9434	3.8034%	--	100.0000%	--	--	--	0.0000
10012	Clarksville Town-IFW	3.0531	3.8034%	--	53.9347%	--	--	--	1.2903
10013	Clarksville Town-GCS-OFW	2.9378	3.8034%	--	37.3127%	--	--	--	1.7299
10014	Clarksville Town-GCS-IFW	3.0475	3.8034%	--	19.3289%	--	--	--	2.3425
10025	Bethlehem Township	1.5553	3.8034%	--	6.1437%	--	--	--	1.4006
10026	Carr Township	1.6178	3.8034%	--	0.2821%	--	--	--	1.5517
10027	Monroe Township	1.6183	3.8034%	--	3.6541%	--	--	--	1.4976
10028	Oregon Township - NWFPD	1.5637	3.8034%	--	1.5913%	--	--	--	1.4793
10029	Owen Township	1.5846	3.8034%	--	0.3148%	--	--	--	1.5193
10030	Silver Creek Township	1.6237	3.8034%	--	44.3962%	--	--	--	0.8411
10031	Sellersburg Town	2.2799	3.8034%	--	2.3460%	--	--	--	2.1397
10032	Union Township	1.6112	3.8034%	--	1.5621%	--	--	--	1.5248
10033	Utica Township	1.5761	3.8034%	--	9.1810%	--	--	--	1.3715
10034	Washington Township	1.5621	3.8034%	--	7.5459%	--	--	--	1.3848
10035	Wood Township	1.5283	3.8034%	--	47.3043%	--	--	--	0.7472
10036	Borden Town	2.2265	3.8034%	--	6.0907%	--	--	--	2.0062
10037	Utica Town	1.7290	3.8034%	--	6.5148%	--	--	--	1.5506
10038	Oregon Township-CFPD	1.5625	3.8034%	--	0.9606%	--	--	--	1.4881
10039	Jeff City-Utica Twp-OFW	3.0933	3.8034%	--	33.1250%	--	--	--	1.9510
10040	Clarksville Town-Sct-TFPD	2.5005	3.8034%	--	11.6656%	--	--	--	2.1137
10042	Chastwp Jeff City	3.1125	3.8034%	--	1.9127%	--	--	--	2.9346

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Clark County 2012 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Total	Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly				
<i>Non-TIF Total</i>	2,446,725	4,943,638	320,957	210,629		7,921,950	98,203,916	8.1%
<i>TIF Total</i>	110,132	731,852	133,052	1,790		976,826	20,246,415	4.8%
<i>County Total</i>	2,556,857	5,675,491	454,010	212,418		8,898,775	118,450,331	7.5%
Clark County	284,286	572,740	35,362	26,758		919,145	13,923,565	6.6%
Bethlehem Township	0	0	0	1		1	4,907	0.0%
Carr Township	0	0	0	10		10	32,329	0.0%
Charlestown Township	3,457	2,752	0	169		6,377	136,154	4.7%
Jeffersonville Township	12,750	28,536	2,048	1,114		44,448	436,352	10.2%
Monroe Township	0	0	0	27		27	43,383	0.1%
Oregon Township	0	0	0	19		19	13,621	0.1%
Owen Township	0	0	0	6		6	17,605	0.0%
Silver Creek Township	1,159	929	0	129		2,217	106,991	2.1%
Union Township	0	0	0	19		19	16,348	0.1%
Utica Township	183	934	0	31		1,148	40,033	2.9%
Washington Township	0	0	0	22		22	15,650	0.1%
Wood Township	5	159	0	65		229	64,251	0.4%
Jeffersonville Civil City	1,147,449	1,745,097	161,178	65,056		3,118,781	22,823,445	13.7%
Charlestown Civil City	35,866	86,041	0	2,474		124,381	1,956,312	6.4%
Clarksville Civil Town	37,482	566,050	0	21,952		625,484	10,232,550	6.1%
Borden Civil Town	82	2,751	0	542		3,374	141,067	2.4%
Sellersburg Civil Town	9,731	23,592	0	3,311		36,634	1,585,308	2.3%
Utica Civil Town	9	0	0	161		170	77,820	0.2%
West Clark Community School Corp	54,291	57,006	0	11,946		123,243	11,322,711	1.1%
Clarksville Community School Corp	0	232,634	0	8,185		240,819	4,245,434	5.7%
Greater Clark County School Corp	777,384	1,386,707	103,395	58,249		2,325,735	25,260,076	9.2%
Jeffersonville Township Public Library	62,579	140,061	10,053	5,419		218,112	1,861,901	11.7%
Charlestown-Clark County Contractual Library	9,028	11,265	0	1,083		21,377	1,037,796	2.1%
Jeffersonville Flood Control	854	72,095	8,922	1,711		83,583	812,079	10.3%
Charlestown Fire	3,087	7,405	0	514		11,005	393,711	2.8%
Tri-Township Fire Protection District	7,038	6,885	0	1,242		15,165	1,125,267	1.3%
Monroe Township Fire Protection	0	0	0	131		131	212,057	0.1%
Utica Township Fire District	7	0	0	145		151	110,045	0.1%
New Washington Fire Protection District	0	0	0	136		136	155,148	0.1%
Clark County Solid Waste Management Dist	0	0	0	0		0	0	
Clark County Redevelopment Commission	0	0	0	0		0	0	
Clarksville Redevelopment Commission	0	0	0	0		0	0	
Jeffersonville Redevelopment Commission	0	0	0	0		0	0	
TIF - River Ridge Chas Twp/IFW 003	0	0	0	0		0	0	
TIF - Cent. Chas Econ Devel Area - IFW 004	0	5,501	0	0		5,501	497,914	1.1%
TIF - River Ridge Chas City - IFW 004	0	131	0	0		131	36,510	0.4%
TIF - Falls Landing/Harbours OFW 009	100,658	213,501	4,241	600		318,999	1,429,791	22.3%
TIF - Jeff Innercity Rds OFW 009	8,982	161,343	41,368	1,120		212,813	4,536,582	4.7%
TIF - Falls Landing/Harbours IFW 010	456	43,409	48,278	2		92,145	1,505,136	6.1%
TIF - Innercity Rds IFW Gateway 010	0	34,540	39,165	9		73,715	1,040,705	7.1%
TIF - Jeff Gateway IFW 010	0	0	0	0		0	0	
TIF - Jeff Innercity Rds IFW 010	0	0	0	0		0	0	
TIF - Clarksville Town OFW Expansion 011	0	471	0	0		471	1,932	24.3%
TIF - Clarksville Town OFW 011	0	111,380	0	0		111,380	3,929,303	2.8%
TIF - Clarksville Town IFW Expansion 012	0	0	0	0		0	0	
TIF - Clarksville Town IFW 012	0	3	0	0		3	74,242	0.0%
TIF - Clarksville/Greater Clark OFW 013	0	146,859	0	52		146,911	3,523,774	4.2%
TIF - Clarksville Town GCS IFW Expansion 014	0	0	0	0		0	13	0.0%
TIF - Clarksville/Greater Clark IFW 014	0	0	0	0		0	77,239	0.0%
TIF - Carr Twp Perry Crossing IFW 026	0	0	0	6		6	586	1.0%
TIF - Henryville I-65 Corridor IFW 027	0	0	0	0		0	4,896	0.0%
TIF - Silver Creek Township TIF IFW 030	0	0	0	0		0	0	
TIF - Sellersburg Town TIF IFW 031	37	3,851	0	1		3,888	107,715	3.6%
TIF - Memphis Corridor IFW 032	0	0	0	0		0	109,974	0.0%
TIF - Perry Crossing Rd Union Twp IFW 032	0	0	0	0		0	26,916	0.0%
TIF - Salem Rd Utica Twp IFW 033	0	0	0	0		0	119	0.0%
TIF - Salem Rd Utica Town IFW 037	0	0	0	0		0	0	
TIF - Jeff Bethnova IFW 039	0	378	0	0		378	153,032	0.2%
TIF - Jeff Galvstar IFW 039	0	0	0	0		0	431,745	0.0%
TIF - Jeff Keystone IFW 039	0	94	0	0		94	172,529	0.1%
TIF - Jeff Vogt Valve IFW 039	0	0	0	0		0	761,403	0.0%

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	2,446,725	4,943,638	320,957	210,629	7,921,950	98,203,916	8.1%
<i>TIF Total</i>	110,132	731,852	133,052	1,790	976,826	20,246,415	4.8%
<i>County Total</i>	2,556,857	5,675,491	454,010	212,418	8,898,775	118,450,331	7.5%
TIF - River Ridge Utica Jeff City IFW 039	0	0	0	0	0	273,983	0.0%
TIF - Salem Rd Utica Twp Jeff City IFW 039	0	0	0	0	0	0	
TIF - Utica/Jeff Innercity Rds IFW 039	0	10,394	0	0	10,394	1,550,374	0.7%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.